

**RECOMMENDATIONS ON THE SOUTH LAKE UNION RESONE
TO THE CITY COUNCIL SPECIAL COMMITTEE**

February 11, 2013

Seattle
design
Commission

INTRO



Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Julie Parrett
Vice-Chair

Seth Geiser

Laurel Kunkler

Shannon Loew

Thomas Nelson

Osama Quotah

Martin Regge

Ellen Sollod

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff



**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
TEL 206-615-1349
FAX 206-233-7883

RECOMMENDATIONS ON THE SOUTH LAKE UNION RESONE
TO THE CITY COUNCIL SPECIAL COMMITTEE

February 11, 2013

PROCESS

Proposal review by Design Commission subcommittee members

Design Commission subcommittee meetings

- **SEATTLE PLANNING COMMISSION** - David Cutler and Catherine Benotto
- **DPD PLANNING DIRECTOR** - Marshall Foster
- **DPD SOUTH LAKE UNION REZONE PROJECT MANAGER** - Jim Holmes
- **SOUTH LAKE UNION COMMUNITY COALITION** - John Pehrson
- **LAND OWNER/DEVELOPER CONSULTANT** – Matt Roewe



PRIMARY RECOMENDATIONS

Support the South Lake Union Rezone Proposal

- **ENCOURAGES MORE DIVERSE DEVELOPMENT**
- **PROVIDES A BETTER PUBLIC REALM**
- **PROTECTS MORE NEIGHBORHOOD ASSETS THAN THE EXISTING CODE**

Commit resources towards . . .

- **INTERIM DESIGN GUIDANCE**
Utilize the existing South Lake Union Urban Design Framework in tandem with Existing Guidelines
- **UPDATING THE NEIGHBORHOOD'S DESIGN GUIDELINES**
- **PROVIDE DESIGN REVIEW BOARD WITH GUIDANCE AND TRAINING ON THE NEW REGULATIONS**
- **DEVELOP STREET CONCEPT PLANS FOR KEY NEIGHBORHOOD CORRIDORS**



RECOMMENDATIONS ON THE ZONING LEGISLATION

- Exempt a greater range of activating uses from FAR calculations
- Strengthen incentives for ground floor open space
- Require LEED gold certification or better, as a standard for incentive zoning
- Consider extending incentives protecting landmark structures to encourage character building retention
- Consider provisions to limit the width of the Mercer block towers
- Encourage/ require large family-size units and strengthen incentives for a school SLU



RECOMMENDATIONS FOR SUPPLEMENTAL TOOLS

- Update Neighborhood Design Guidelines
 - Podium design
 - Tower design
 - Open space design and linkages
 - Sustainable, integrated design
- Adopt street concept plans
 - Dexter
 - Harrison
 - Fairview
- Develop policies and plan for through block crossings and open space
- Develop Civic Space on “tear drop” site.



**RECOMMENDATIONS ON THE SOUTH LAKE UNION RESONE
TO THE CITY COUNCIL SPECIAL COMMITTEE**

February 11, 2013

Seattle
design
Commission

Q & A

